LOT 3 IN OR 807/569
TIDEWATER @ OCEAN REACH #1
PB 6/46

HARWARD MAXINE
1948 WINDSWEPT OAK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-085T-0003-0000

BUILDING CHARACTERISTICS

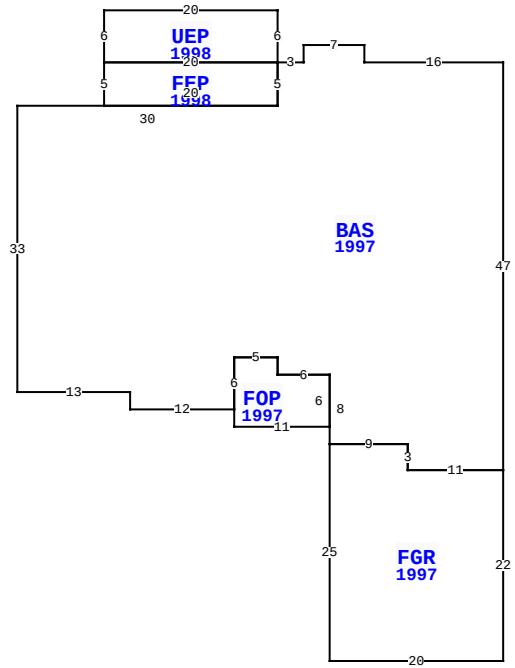
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	2,137	271,820
FEP	100	80	80	10,175
FGR	467	55	257	32,690
FOP	76	30	23	2,926
UEP	120	60	72	9,158
TOTALS	2,900		2,569	326,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,569	119.0112	141.33	363,077	1997	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 1998 Heated Area: 2137 HX Base Yr 1998



1948 WINDSWEPT OAK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,769
TOTAL MARKET OB/XF VALUE		7,225
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		531,994
SOH/AGL Deduction		309,689
ASSESSED VALUE		222,305
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		167,305
TOTAL JUST VALUE		531,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704006	NEW CONSTR	105,150	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/0569	9/23/1997	WD	Q	I		153,800
GRANTOR: PANITZ HOMES						
GRANTEE: HARWARD RONALD & MA						
0794/0853	5/23/1997	WD	U	V	06	55,000
GRANTOR: OCEAN REACH JOINT BEN						
GRANTEE: BEAZER HOMES CORP D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 N2 W7 S2 W3 UEP=[YR=1998] N6 W20 S6
FEP=[YR=1998] S5 E20 N5 W20$ E20$ S5 W30 S33 E13 S2 E12
FOP=[YR=1997] S2 E11 N6 W6 N2 W5 S6$ N6 E5 S2 E6 S8
FGR=[YR=1997] S25 E20 N22 W11 N3 W9$ E9 S3 E11 N47$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	100	0	0	1,299.00	SF	4.00	4.00	100	1997	1997	3	75	3,897	
3	0855	CONC PAVER	0	100	0	0	88.00	SF	7.00	7.00	100	2000	2000	3	80	493	

LAND DESCRIPTION

TOTAL OB/XF 7,225

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 08/02/2022 BY KBA Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS